

Harrison Robinson

Estate Agents



6 Amy Busfield Green, Burley in Wharfedale, LS29 7SJ
£239,950

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GROUND FLOOR

Entrance Hall

A solid timber door opens into a welcoming entrance hall area giving access to the beautiful lounge. A door opens into the downstairs W.C. and there is a useful recessed cupboard providing great storage with a second one housing the hot water tank.

Lounge / Dining Room

16'0" x 15'1" (4.9 x 4.6)

A charming, generously proportioned, dual aspect living/dining room with carpeted flooring, two electric wall heaters and tall windows allowing an abundance of natural light all day long. There is ample space for comfortable furniture and a dining table. This is a most sociable space being open to the kitchen, ideal for entertaining family and friends. A carpeted return staircase leads to the first floor of the property.

Kitchen

7'10" x 6'2" (2.4 x 1.9)

Very well presented with a range of white, high gloss cabinetry with under cabinet lighting, stainless steel handles, wood effect worksurfaces and attractive patterned tiles to splashbacks. Appliances include electric oven, four ring electric hob with extractor over, dishwasher, fridge freezer and washing machine. Downlighting, wood effect laminate flooring, wall shelves.

Cloakroom / W.C.

With low level W.C. and pedestal handbasin with chrome mixer tap and tiled splashback. Attractive, tile effect vinyl flooring, ceiling light.

FIRST FLOOR

Landing

A return, carpeted staircase with white timber balustrading leads to the spacious first floor landing, where doors open into two bedrooms and a shower room. This area has a great feeling of space and there is room for an item of furniture.

Bedroom One

16'4" x 7'10" (5.0 x 2.4)

A lovely double bedroom with carpeted flooring, electric wall heater and rooflight affording beautiful long distance views. Space for items of furniture, a hatch with fitted, pull down ladder gives access to a boarded loft. Door into:

En Suite Bathroom

Very well presented with low level W.C., pedestal handbasin with chrome mixer tap and tiled splashback and panel bath with thermostatic shower. White, ladder style heated towel rail, white wall tiling., attractive vinyl flooring.

Bedroom Two

8'2" x 7'10" (2.5 x 2.4)

With carpeted flooring, electric wall heater and rooflight affording delightful views. Currently arranged as a dressing room this could be utilised as a second bedroom or home office, if desired.

WC Shower Room

A good sized shower room with low level W.C., pedestal handbasin with chrome mixer tap and tiled splashback and shower cubicle with thermostatic shower and glazed screen. Low level window allowing natural light, vinyl flooring, wall mounted vanity cupboard, white, ladder style heated towel rail.

OUTSIDE

Communal Grounds

The property benefits from the use of a communal, enclosed courtyard to the rear where one can sit and enjoy the peace and quiet and fresh air. To the front of the house there is also a South facing paved area, a real suntrap, where the owner can have a bistro set, if desired, to sit and enjoy all day long sunshine.

Allocated Parking

The property benefits from one allocated parking space and there is also visitor parking available.

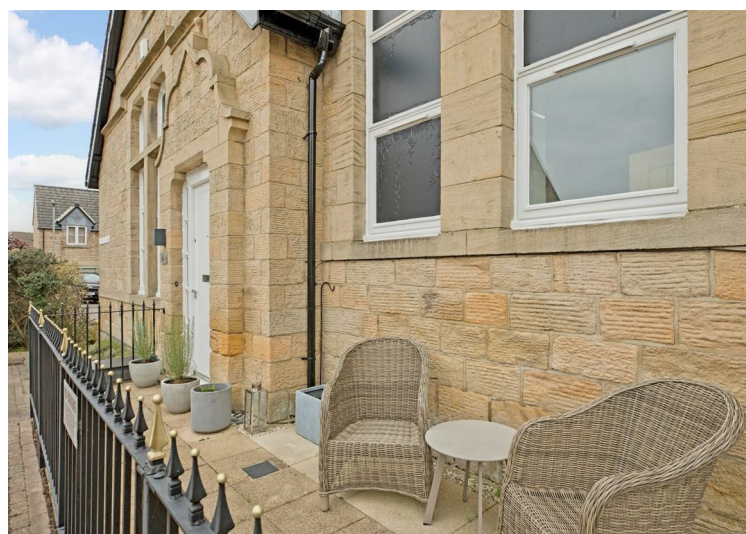
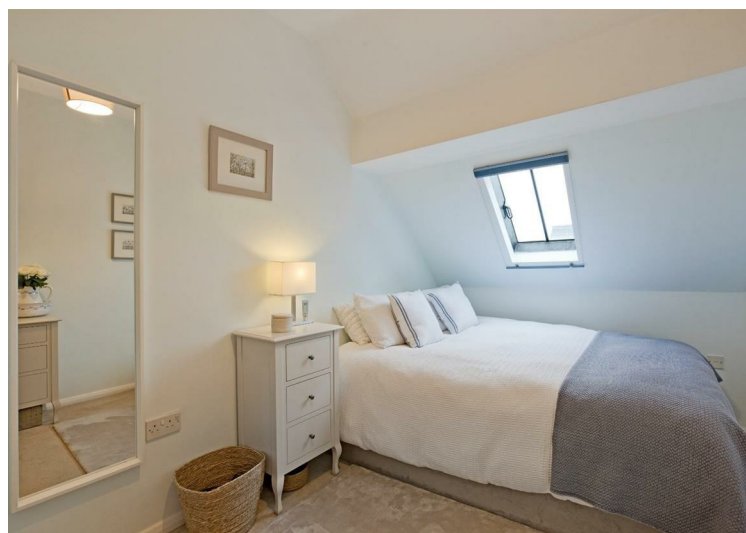
NOTES

We are advised by our vendor that the property is leasehold with the remainder of a 125 year lease from 26th August 2003.

The service charge is £1,000 per annum (potentially increasing to £1,100 next year) including buildings insurance, external maintenance and gardening with a yearly ground rent of £150 paid in two instalments of £75 in January and July.

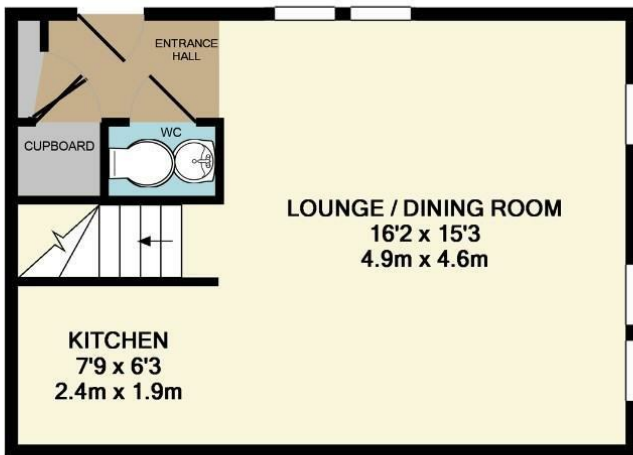
UTILITIES AND SERVICES

The property benefits from mains electricity and drainage. Ultrafast Fibre Broadband is shown to be available to this property. Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.

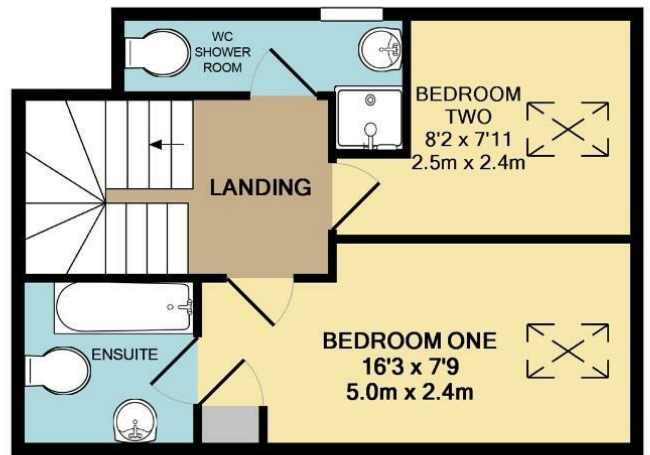


- Delightful Two Bedroom End Mews Style Property
- Beautiful Neutral Presentation Throughout
- Open Plan Kitchen Living/Dining Room
- En Suite To Master Bedroom
- Additional Shower Room Plus Cloakroom / W.C.
- Light And Airy Feel Throughout Courtesy Of Tall Windows
- Use Of Communal Courtyard Plus Paved Area To Front
- One Allocated Parking Space
- Walking Distance To Village Amenities And Train Station
- Council Tax Band D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR
APPROX. FLOOR
AREA 372 SQ.FT.
(34.6 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 358 SQ.FT.
(33.3 SQ.M.)

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TOTAL APPROX. FLOOR AREA 730 SQ.FT. (67.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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